



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
MARCH 25, 2021  
8:30 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Christine Chaney, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney

**Respondents and witnesses**

CE15040774: Camilla Oliva  
CE16040644: Mark Tenzer; Danielle Spradley  
CE19050992; CE19050993; CE19042231; CE19042232: Tuyen Do; Ana Cuffia  
CE18080459: Kim Sweers  
CE16081912; CE17100521: Courtney Crush  
CE19041836: Tomy Jacob  
CE19052629: Donna Geusse  
CE19030828: Ben Ezra  
CE13060859: James Wood; Diana Leon  
CE18060717: Michael Duncan  
CE16080864; CE19120186: Alicia McLeod

**Lien Reduction Hearings**

**Case: CE16040644**

325 ISLE OF CAPRI  
PENNYMAC CORP

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, presenter, testified that the lien amount was \$128,100 and City administrative costs totaled \$2,689.84. The applicant had offered \$5,000 and the City was requesting \$32,025.

Mark Tenzer said the bank had foreclosed on the previous owner, who had explained that two violations existed prior to his ownership; one violation was for a fence replacement done to repair damage after a hurricane, when the owner thought a permit was not needed; one violation was for work a neighbor had done that the owner did not realize required a permit and the last violation for the dock repair, which the owner indicated he had just replaced nails to reattach boards.

Judge purdy reduced the lien amount to \$25,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19041836**

716 NW 14 WY  
IMMANUEL CHURCH OF GOD IN CHRIST

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$45,200 and City administrative costs totaled \$1,475.10. The applicant had offered \$1,500 and the City was requesting \$4,520.

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Tomy Jacob said they had purchased the property in bad condition and applied for permits but during the work, some workers had contracted COVID, delaying the work. He asked that fines be reduced to administrative costs.

Judge Purdy reduced the lien amount to \$4,520 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE15040774**

208 SW 2 ST  
OLIVA OLIVA LLC  
A I R ENTERPRISES LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,050 and City administrative costs totaled \$1,000.84. The applicant had offered \$405 and the City was requesting \$1,000.84.

Camilla Oliva said once they were aware of the violations, they had acted to comply.

Judge Purdy reduced the lien amount to \$1,000.84 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19052629**

825 NW 19 AVE  
6IX JAY LLC HOLDINGS OF RJ SEEDS LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$11,200 and City administrative costs totaled \$860.74. The applicant had offered \$1,120 and the City was requesting \$2,800.

Donna Geusse said the owners were building two homes on vacant land. She asked for the fines to be reduced to \$1,120, 10% of the total.

Judge Purdy reduced the lien amount to \$2,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE13060859**

1741 NW 7 AVE  
WOOD, JAMES R & AIMEE C

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$94,700 and City administrative costs totaled \$2,499.28. The applicant had offered \$1,500 and the City was requesting \$4,735.

James Wood said bank representatives had indicated the bank would pay for the repairs. but it never had.

Diana Leon said her parents owned the property now with no knowledge of the lien; the title company had informed them that the title was clean. Ms. Jordan said the lien was in Mr. Woods's name.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19030828**

1022 SW 2 CT  
TROPICAL VIEW APARTMENTS LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$843.28. The applicant had offered \$2,500 and the City was requesting



\$3,300.

Ben Ezra said they had worked with the City and requested a reduction of the fines.

Judge Purdy reduced the lien amount to \$3,300 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18060717**

2183 NE 59 CT  
DUNCAN, MICHAEL H/E ROMANELLI, PIA

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$520. The applicant had offered \$500 and the City was requesting \$2,250.

Michael Duncan said the tenant was supposed to address the lien reduction but she had not. He only recently became aware of the lien.

Judge Purdy reduced the lien amount to \$2,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.  
The following four cases for the same owner were heard together:

**Case: CE19050992**

403 SW 17 ST  
BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$15,500 and City administrative costs totaled \$1,030.54. The City was requesting \$7,750.

Tuyen Do asked for the fines to be reduced to administrative costs. He said they had never had compliance issues before. Mr. Do said they had worked with the tenant to get the proper licenses and register with the City. It had cost the tenant \$3,000 in fees and \$5,000 in legal fees. The tenant had ultimately been unable to comply and been evicted and it had cost a substantial amount of money to repair the unit.

Ana Cuffia stated she had worked with the tenant and owner to comply and said they had done everything possible to maintain the properties.

The business owner said they had been informed by the City that the properties must be registered with FAR before registering with the City. The FAR registration had been a lengthy, expensive process.

Ms. Cuffia said Boca Island maintained 15-18 properties in the area, providing housing that they maintained beautifully. When these four properties were vacated, Boca Properties had lost significant income.

Ms. Hasan said this owner was experienced, owning multiple properties in the City, and should have obtained the proper licenses and registrations before operating.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19050993**

407 SW 17 ST  
BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$15,500 and City administrative costs totaled \$1,162.72. The City was requesting \$7,750.

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Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19042231**

604 SW 16 CT  
BOCA ISLAND LLC % TUYEN DO

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$19,800 and City administrative costs totaled \$1,346.24. The City was requesting \$5,940.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19042232**

606 SW 16 CT  
BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$17,600 and City administrative costs totaled \$1,397.58. The City was requesting \$5,280.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18080459**

500 NE 17 WAY  
PHILLIPS, KIM & SWEERS, RANDALL

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$40,500 and City administrative costs totaled \$512.28. The applicant had offered \$4,012 and the City was requesting \$8,100.

The owner's attorney suggested reducing the fines to the City administrative costs. He said there was an issue with notice not being sent to the owners at their correct mailing address. He had reviewed emails and noted the property had been in compliance prior to the fine imposition hearing and the owners thought that the compliance meant they did not need to attend any further hearings. Judge Purdy noted that this had been a repeat violation.

Porshia Williams, Code Compliance Manager, said all notices were sent to the address listed on the tax records. Regarding the repeat violation, the owners had been aware that registration was required.

Judge Purdy reduced the lien amount to \$8,100 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

**Case: CE16081912**

500 RIVIERA DR  
500 RIVIERA LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$56,000 and City administrative costs totaled \$761.48. The City was requesting \$28,000.

Courtney Crush, attorney, said the owners had registered the vacation rental with the State and County and experienced delays while applying for the City registration. She said the owners were not disregarding the notices and were working to comply. Ms. Crush requested a further reduction to perhaps 10% of the total.

Judge Purdy reduced the lien amount to \$5,600 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.



**Case: CE17100521**

500 RIVIERA DR  
500 RIVIERA LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$107,900 and City administrative costs totaled \$1,548.34. The City was requesting \$26,975.

Courtney Crush, attorney, said the property had been flooded during King tides and the first contractor recommended the owners wait to repair the seawall. This had delayed compliance.

Judge Purdy reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien

**Case: CE16080864**

2313 NW 6 CT  
MCCLEOD, ALICIA

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$2,050 and City administrative costs totaled \$1,002.46. The City was requesting \$1,100.

Alicia McCleod stated she was disabled and on a fixed income. She requested additional time to pay as well.

Judge Purdy reduced the lien amount to \$1,100 payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19120186**


2313 NW 6 CT  
VALENTINE, CLAUDIA EST

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,200 and City administrative costs totaled \$969.84. The was requesting \$1,000.

Alicia McCleod said family members had caused the violations and she had needed to remove them to make the repairs.

Judge Purdy reduced the lien amount to \$1,000 payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

There being no further business, the hearing was adjourned at 1:05 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate